



## 5655 Dalhousie Drive Calgary Alberta

\$774,900

READY TO MOVE IN | 5 BEDS | 3 FULL BATHS | SINGLE ATTACHED GARAGE | RENOVATED | ILLEGAL BASEMENT SUITE | OVERSIZED LOT. This renovated TRULY OPEN CONCEPT bungalow situated on an oversized lot in the prestigious Dalhousie neighborhood offers over 2,400 square feet of living space. Upon entering the front you are greeted with wide open space and tons of natural light flowing in from the BIG windows in the front. Every detail has been carefully considered in this beautiful home, featuring a fully renovated kitchen, NEW appliances, NEW windows, a NEWER roof, luxury vinyl plank flooring and a single ATTACHED GARAGE. The property features an ILLEGAL BASEMENT SUITE with a SEPARATE ENTRANCE, offering a great investment opportunity. Conveniently located near the DALHOUSIE LRT STATION, it provides easy access to CROWCHILD TRAIL, SAFEWAY, SHOPS, CAFES, AND RESTAURANTS. The home is also ideally positioned for commuting to ST. DOMINIC FINE ARTS JUNIOR HIGH, SIR WINSTON CHURCHILL AND ST. FRANCIS HIGH SCHOOLS, MARKET MALL, ALBERTA CHILDREN'S HOSPITAL, FOOTHILLS HOSPITAL, THE UNIVERSITY OF CALGARY, AND DOWNTOWN. (id:6769)

Bedroom 3.05 M x 3.05 M

Bedroom 3.66 M x 3.05 M

Kitchen 3.66 M x 4.57 M

Living room 6.10 M x 6.10 M

4pc Bathroom Measurements not available

Storage .76 M x 1.73 M

Furnace Measurements not available

3pc Bathroom 1.40 M x 2.16 M

4pc Bathroom 2.59 M x 1.52 M

Bedroom 3.83 M x 2.77 M

Bedroom 2.82 M x 3.05 M

Primary Bedroom 4.17 M x 3.79 M

Dining room 3.83 M x 2.16 M

Family room 2.95 M x 3.96 M

Living room 3.83 M x 3.96 M

Kitchen 4.12 M x 4.09 M

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

<http://homesonthemarket.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)